

CITY COUNCIL
CITY OF WICHITA
K A N S A S

City Council Meeting
August 12, 2003, 9:00 A.M.

City Council Chambers
455 North Main

ORDER OF BUSINESS

- Call to Order
 - Invocation
 - Pledge of Allegiance
 - Approve the minutes of the previous meeting
-

AWARDS AND PRESENTATIONS

- Wichita's Promise - Youth Service Awards-
 - IPMA-Kansas 2003 HR Best Practices Award
 - Proclamations
-

PUBLIC AGENDA

- 1. Johnny Papin – Hope City Boxing Center and Awareness
 - 2. Stephanie L. Neals – Time for Respect
-

UNFINISHED BUSINESS

- 3. CON2003-15 - Conditional Use for Wrecking/Salvage Yard, on Property Zoned General Industrial - North of 21st Street North and East of Broadway - 700 East 21st Street North. (District VI)
(Continued from August 5, 2003)

RECOMMENDED ACTION: Approve the Conditional Use, subject
to Platting within one-year and to the
recommended conditions.

NEW BUSINESS

4. 2004 Annual Operating Budget and Revisions to the 2005 Budget.

RECOMMENDED ACTION: Close the public hearing; approve the 2004 Budgets and the amended 2003 Budget for Economic Development, Sewer Utility, and Equipment Motor Pool; approve the joint Agreements with Sedgwick County and the use of local funds derived from property within the corporate limits for the Wichita State University Board of Trustees; adopt the necessary budget Ordinances including the tax increment financing (TIF) districts and the Self-Supported Municipal Improvement District (SSMID).

5. Report from Industrial Land Task Force.

A Task Force was established to evaluate the need for industrial land for economic development purposes. The report to be presented reviews the need for industrial sites, necessary criteria to evaluate potential sites, identifies possible areas, and comments on ownership/control of such sites. (Council member Martz was chairman of the Task Force).

RECOMMENDED ACTION: Receive Task Force report and act on recommendations or take desired action.

6. Treated Wastewater Contract - City of Bel Aire.

The City has been approached by Bel Aire about the possibility of Bel Aire selling treated wastewater to customers in Wichita.

RECOMMENDED ACTION: Selection Option No. 1; direct preparation of Franchise Agreements; authorize necessary signatures.

7. Public Hearing and Request for Issuance for Industrial Revenue Bonds – Premier Beverage, Inc. (District IV)

The bond proceeds will be used to finance the cost of acquiring, constructing and equipping a distribution facility located at 4626 S. Palisade.

RECOMMENDED ACTION: Close the Public Hearing and approve the first reading of the Bond Ordinance and authorize the necessary signatures.

CITY COUNCIL AGENDA

8. Selection of Task Force – Contracting
(Continued from 08/05/2003)

The City Council approved the appointment of a task force to review contracting procedures/policies, evaluate the effectiveness of such policies, and identify further actions. The Council deferred selection of members for further consideration on this Agenda.

RECOMMENDED ACTION: Establish Task Force and determine how members will be selected.

9. Approval of travel expenses for Mayor to attend League of Kansas Municipalities Governing Body Meeting in Kansas City, September 11-12, 2003.

RECOMMENDED ACTION: Approve the expenditures

10. Board Appointments.

RECOMMENDED ACTION: Make the appointments.

CONSENT AGENDA

11. Report of the Board of Bids and Contracts Dated August 11, 2003.

RECOMMENDED ACTION: Receive and file report; approve Contracts;
authorize the necessary signatures.

12. Preliminary Estimates:

- a. Lateral 488 Southwest Interceptor Sewer to serve Unplatted Tracts - north of Central, west of 119th Street West. (468-83504/743957/480645) Does not affect existing traffic. (District V) - \$33,000.00
- b. Water distribution system to serve Regency Park Addition - north of K-96, west of Greenwich. (448-89846/735136/470806) Does not affect existing traffic. (District II) - \$45,000.00
- c. Water distribution system to serve Grace Park Addition - north of Pawnee, east of Greenwich. (448-89842/735133/470803) Does not affect existing traffic. (District II) - \$56,000.00
- d. Lateral 5 Northwest Interceptor Sewer to serve Fox Ridge Addition - north of 29th Street North, west of Tyler. (468-83643/743997/480685) Does not affect existing traffic. (District V) - \$417,000.00
- e. Lateral 6 Northwest Interceptor Sewer to serve Fox Ridge Addition - north of 29th Street North, west of Tyler. (468-83644/743998/480686) Does not affect existing traffic. (District V) - \$57,000.00
- f. Lateral 7 Northwest Interceptor Sewer to serve Fox Ridge Addition - north of 29th Street North, west of Tyler. (468-83645/743999/480687) Does not affect existing traffic. (District V) - \$89,000.00
- g. 2003-2004 CDBG Street, Curb, Gutter & Sidewalk Improvements (sidewalk repairs) - north of 8th Street North, east of Arkansas. (472-83810/602500/N/A) Traffic to be maintained during construction using flagpersons and barricades. (District I,VI) - \$100,000.00
- h. Water Distribution System to serve Fox Ridge Addition (north of 29th Street North, west of Tyler) (448-89832/735138/470808) Does not affect existing traffic. (District V) - \$98,000.00
- i. Lateral 2, Main 11 Four Mile Creek Sewer to serve The Fairmont Addition (north of 21st Street North, west of 127th Street East) (468-83401/743996/480684) Does not affect existing traffic. (District II) - \$204,000.00
- j. Water Distribution System to serve The Fairmont Addition (north of 21st Street North, west of 127th Street East) (448-89660/735137/470807) Does not affect existing traffic. (District II) - \$98,000.00
- (Item 12 continued)
- k. Storm Water Sewer #587 to serve Woodland Lakes Estates 3rd Addition (north of Harry, west of 127th Street East) (468-83593/751336/485227) Does not affect existing traffic. (District II) - \$463,000.00

- l. Street closures associated with the Central Rail Corridor - between Douglas and 17th Street North. (468-83473/715226/242226) Traffic to be maintained during construction using flagpersons and barricades. (District VI) - \$749,826.60
- m. Lateral 493 Southwest Interceptor Sewer to serve Shelly's Orchard Addition - north of Pawnee, east of Maize. (468-83641/743994/480682) Does not affect existing traffic. (District V) - \$74,000.00
- n. Water distribution system to serve Shelly's Orchard Addition - north of Pawnee, east of Maize. (448-89840/735132/470802) Does not affect existing traffic. (District V) - \$64,000.00
- o. Water distribution system to serve The Collective Addition - south of 21st Street North, east of K-96. (448-89646/735139/470809) Does not affect existing traffic. (District II) - \$73,200.00
- p. Lateral 3 Main 10 Four Mile Creek Sewer to serve The Collective Addition - south of 21st Street North, east of K-96. (468-83371/744001/480689) Does not affect existing traffic. (District II) - \$128,000.00
- q. Storm Water Drain #183 to serve The Collective Addition - south of 21st Street North, east of K-96. (468-83372/751340/485231) Does not affect existing traffic. (District II) - \$350,000.00
- r. Installation of a force main for Main 19 Southwest Interceptor Sewer, Phase 1b from the new pump station constructed at 29th Street North, east of Ridge Road to the existing sanitary sewer within Sedgwick County Zoo Park - 29th Street North, east of Ridge Road to 21st Street. (468-83186/743990/480678) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$980,238.64
- s. Installation of a sanitary sewer pump station for Main 19 Southwest Interceptor Sewer Phase 1a (29th Street North, east of Ridge Road) (468-83186/743990/480678) Traffic to be maintained during construction using flagpersons and barricades. (District V) - \$1,023,219.00
- t. Storm Water Drain #186 to serve The Fairmont Addition - north of 21st Street North, west of 127th Street East. (468-83404/751339/485230) Does not affect existing traffic. (District II) - \$133,200.00

RECOMMENDED ACTION: Approve and file.

13. Deeds and Easements:

- a) Acquisition of Sewer Easement at 7717 West 37th Street North; Northwest Sewer Project (District V)
- b) Utility Easement dated June 16, 2003 from Roger L. and Susan A. Oswald for a tract of land located in Reserve "D", Block 3, Forest Lakes Addition to Wichita, Sedgwick County, Kansas (Private Project). No cost to City.
- c) Drainage and Utility Easement dated June 13, 2003 from Brighton Courts, L.L.C., for a tract of land located in Lot 1, Block 1, Legacy Park Wilson Estates Addition to Wichita, Sedgwick County, Kansas. (Private Project). No cost to City.
- d) Utility Easement dated July 17, 2003 from Michael W. Popp and Ann L. Popp for a tract of land located in the Northeast Quarter of Section 33, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas (Basin 4, OCA #624054).

(Item 13 continued)

- e) Sanitary Sewer Easement dated June 20, 2003 from Jelco, L.L.C., for a tract of land located in Lot 5, Block 1, The Collective, an Addition to Wichita, Sedgwick County, Kansas. (Lat. 3, 10 FMC, OCA #744001). No cost to City.

- f) Sanitary Sewer Easement dated July 7, 2003 from Dwight M. Diefenbach for a tract of land located in Northwest Quarter of Section 23, Township 26 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas. (Lat. 3, 10 FMC, OCA #744001). No cost to City.
- g) Dedication dated July 23, 2003 from Waterfront Holdings Company, L.L.C., a Kansas Limited Liability Company for tracts of land located in The Waterfront Addition, an Addition to Wichita, Sedgwick County, Kansas (OCA #765798). No cost to City.
- h) Sidewalk Easement dated July 23, 2003 from Waterfront Holdings Company, L.L.C., a Kansas Limited Liability Company for tracts of land located in Lots 1 and 2, Block 1, The Waterfront Addition, an Addition to Wichita, Sedgwick County, Kansas (OCA #765798). No cost to City.
- i) Drainage and Utility Easement dated July 16, 2003 from The Waterfront Commercial Properties, L.L.C., a Kansas Limited Liability Company for a tract of land located in Lot 8, Block 1, The Waterfront Addition, an Addition to Wichita, Sedgwick County, Kansas (OCA #765798). No cost to City.
- j) Utility Easement dated July 16, 2003 from Beech Lake Development, L.L.C., a Kansas Limited Liability Company for tracts of land located in the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. (OCA #765798). No cost to City.
- k) Utility Easement dated July 16, 2003 from The Waterfront Commercial Properties, L.L.C., a Kansas Limited Liability Company for tracts of land located in Lots 6, 7 and 8, Block 1, The Waterfront Addition, an Addition to Wichita, Sedgwick County, Kansas (OCA #735134). No cost to City.

RECOMMENDED ACTION: Receive and file.

14. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

15. Agreements/Contracts:

- a) Contract for Management of Food Services
- b) Relocation of Westar Energy Electric Lines for the Hoover Road Improvement and Cessna Aircraft Facility Expansion (District IV)
- c) Computer Equipment and Maintenance – Selection of Vendor

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

16. Change Order - Southwest Water Transmission Line – along Southeast Boulevard, North of Pawnee (District III)

RECOMMENDED ACTION: Approve the Change Order and authorize the necessary signatures.

17. Support Vendor for the Banner Water Utility Billing System.

RECOMMENDED ACTION: Approve the Revised Scope of Work and

existing Contract with MAK Consulting as the Banner Water Utility Billing support and enhancement vendor.

18. LW Clapp and MacDonald Golf Courses.

RECOMMENDED ACTION: Approve additional positions; authorize transfer of funds.

19. Property Acquisition:

a) Acquisition of a portion of 5654 South Hydraulic: Hydraulic Improvement Project (District III)

b) Acquisition of Sewer Easement at 7717 West 37th Street North; Northwest Sewer Project (District V)

RECOMMENDED ACTION: Approve budgets and Contracts; authorize necessary signatures.

30. Sale of Remnant Land Near Kellogg and Armour. (District II)

RECOMMENDED ACTION: Approve the Real Estate Purchase Contracts; and authorize the necessary signatures

31. Second Reading Ordinances: (First read August 5, 2003)

a) Main Street Improvement - Douglas to Murdock. (District VI)

An Ordinance declaring Main Street, From Douglas to Murdock (473-83811) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof and the manner of payment of same.

b) 2003 Street Rehabilitation Program. (District II)

An Ordinance declaring Meridian, from Macarthur to Carey Lane, Kellogg Drive, from Greenwich to Zelta, 127th Street East, Rocky Creek Parkway to 21st Street North, and Brookhaven, from Harry to Lincoln (2003 Street Rehabilitation Program) 472-83672, to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof and the manner of payment of same.

c) ZON2003-30 - southeast corner of Central and Baehr. (District IV)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. ZON2003-30

- d) CUP2003-33 - (Associated with ZON2003-33) – southwest corner of Central and Tyler. (District V)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. ZON2003-33

- e) ZON2002-26SUB2002-134 - southeast and southwest corners of Kellogg and Oliver. (District III)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. ZON2002-26

- f) ZO2003-23 SUB2003-28 - north of Harry, west of Greenwich Road. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended. ZON2003-30. ZON2003-23

RECOMMENDED ACTION: Adopt Ordinances.

PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

* Consent Items

- *32. SUB2003-22 - Plat of Willowbend North Estates Second Addition - West of Rock Road, South of 45th Street North. (District II)

RECOMMENDED ACTION: Approve the documents and plat, authorize the necessary signatures and adopt the Resolutions.

33. CUP2002-00002 (Associated with ZON2002-0003)-Creation of the Flatcoat III Community Unit Plan and Zone Change to General Commercial-North of I-235 and East of West Street. (District IV)

RECOMMENDED ACTION: Return the request to MAPC for a recommendation after new notice and hearing.

AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

34. Agreement-Yingling Aircraft, Inc.-Use of Facility

RECOMMENDED ACTION: Approve the Agreement; authorize necessary signatures.

35. Agreement-Air Midwest, Inc. – Use of Facility

RECOMMENDED ACTION: Approve the Agreement; authorize the necessary signatures.

Adjournment
